



8 Styles End, Great Bookham, KT23 4NF

Price Guide £565,000



- WELL PRESENTED SEMI DETACHED
- LIVING ROOM
- SUMMER HOUSE
- AMPLE DRIVEWAY PARKING
- WALK TO VILLAGE SHOPS

- 3 GOOD SIZED BEDROOMS
- KITCHEN DINER
- SOUTH WEST GARDEN
- GOOD SCHOOL CATCHMENT
- 1.5 MILES TO BOOKHAM STATION

## Description

This well presented three bedroom family home is situated within easy reach of Bookham's shops and schools and offers a superb South West facing garden and ample driveway parking.

As you walk through the front door you are welcomed into a bright hallway with a cupboard, understairs storage and a downstairs cloakroom. There is a spacious dual aspect living room. The kitchen diner is a good size with sufficient space for a dining table and offers a range of cupboards, double oven, gas hob and integrated dishwasher. There is a separate useful external utility area.

On the first floor there is a bright landing with a linen cupboard, and loft access. The dual aspect principal bedroom is a generous size with ample space for wardrobes. There are two further good sized bedrooms and a family bathroom.

To the front of the property there is driveway parking for multiple vehicles and gated side access leading to the rear garden. The garden is a particular feature of the property and offers a large patio, summer house, shed and laid mostly to a terraced lawn.

## Situation

Ideally located just a few minutes walk from the local shops and Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Popular local schools are also with easy reach and include Great Bookham School, The Eastwick Schools and The Howard of Effingham School.

Bookham station is just over a mile away and offers frequent rail services to London/ Guildford/ Leatherhead. There is also convenient access to the A3, Junction 9 of the M25 and it is almost equidistant between Heathrow and Gatwick International Airports.

There is a wide selection of recreational facilities available in the area for families including Bocketts Farm, Polesden Lacey, Norbury Park and Bookham Common.

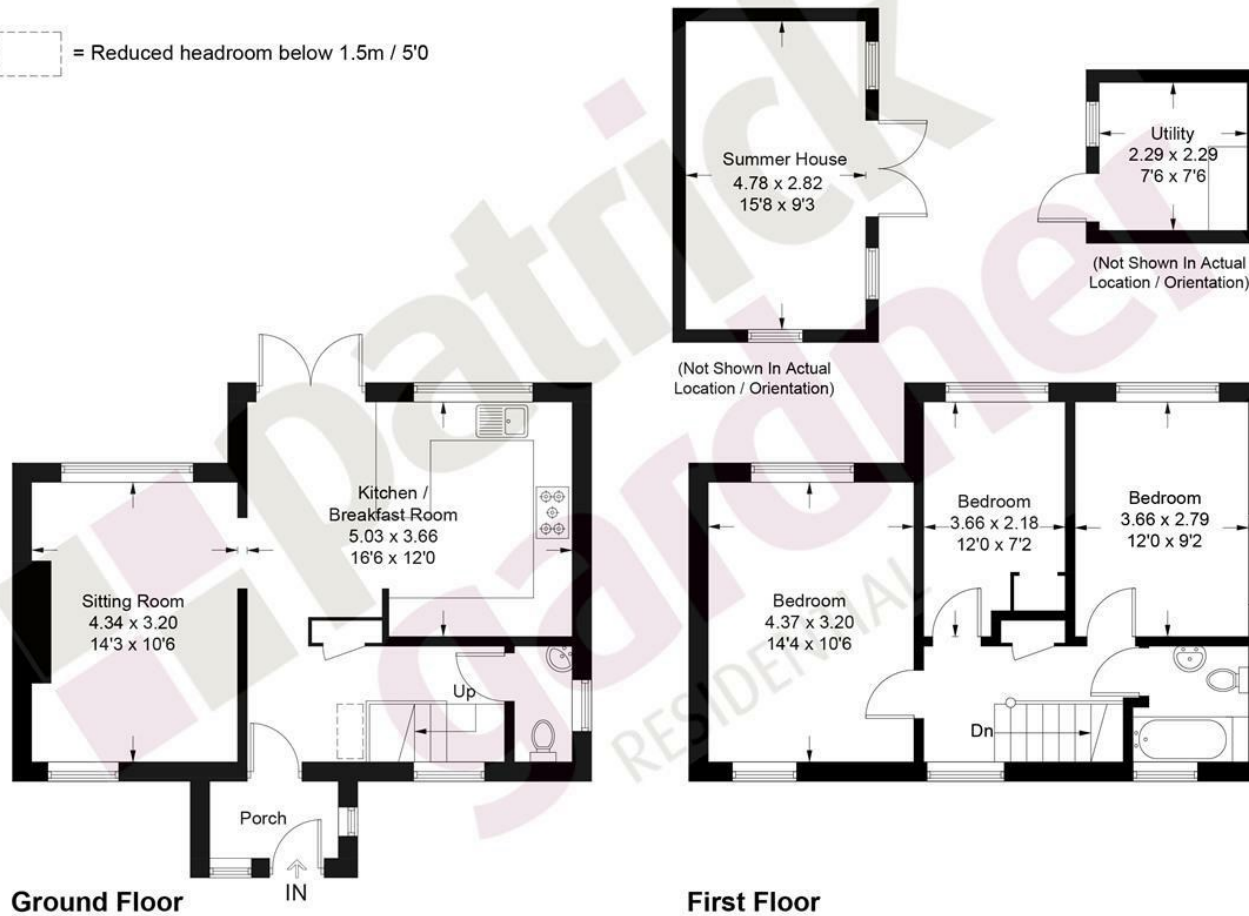
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 89.1 sq m / 959 sq ft  
 Outbuildings = 18.7 sq m / 201 sq ft  
 Total = 107.8 sq m / 1160 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (1262869)

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